



**55 Teg Down Meads, Winchester, SO22 5NG**  
Guide Price £575,000 Freehold



## 55 Teg Down Meads, Winchester

3 Bedrooms, 1 Bathroom

**Guide Price £575,000**

- Well presented and tastefully modernised three bedroom family home
- Recently refitted kitchen leading into dining area
- Dining room with bifold doors to garden
- Living room with large picture window to front garden
- Three upstairs bedrooms, two with fitted wardrobes
- Refitted contemporary family bathroom
- Utility room and cloakroom
- Garage, parking and secluded terraced rear garden
- In catchment for Weeke Primary School, The Henry Beaufort School and Peter Symonds 6<sup>th</sup> Form College
- Planning permission granted for side and rear extensions(25/00866/HOU)
- Council Tax Band D; EPC Band C



## 55 TEG DOWN MEADS, WINCHESTER SO22 5NG

Occupying an enviable position in the very heart of sought-after Teg Down, this impressive semi-detached home provides well-balanced, intelligently arranged accommodation complemented by a well-proportioned rear garden.

The current owners have undertaken renovation works to modernise the property including recently fitted double-glazing, installing a replacement consumer unit and rewire of all circuits in 2024 and a new boiler in 2023. The property has the benefit of planning permission (Winchester City Planning ref: 25/00866/HOU) for a garage conversion, first floor side and single storey rear extensions; plus a new retaining wall and steps in rear garden.

The property immediately impresses with a light and welcoming entrance hall, setting the tone for the space and quality found throughout.

To the front of the house is a traditional, separate living room, offering an elegant and comfortable retreat with excellent natural light. At the rear of the property and connecting to the kitchen, the dining room enjoys a wonderful connection to the garden, with bi-fold doors opening directly onto the outside, making it ideal for both everyday living and entertaining.

The contemporary kitchen is thoughtfully designed with painted cabinetry and sleek work surfaces, combining classic styling with modern practicality. This space opens into a highly useful utility room, with side access to the garden, providing great additional storage and functionality.





**AND SO TO BED:** On the first floor, the property features three well-proportioned bedrooms, two doubles and a single, all served by a modern family bathroom finished to a clean, contemporary standard.





## **THE PROPERTY – USEFUL INFORMATION**

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**CONSTRUCTION:** Semi-detached modernised three-bedroom home, believed to have been built in the 1960's, with brick elevations under a tile roof.

**LOCAL AUTHORITIES:** Hampshire County Council and Winchester City Council

**PARKING:** The property benefits from a garage and off-road forecourt parking.

**SERVICES:** Mains gas, electricity and water and drainage are connected.

**TENURE:** Freehold

**PLOT SIZE:** Overall plot size 0.09 acres.



**EPC:** Band C

**Council Tax Band:** D

**BROADBAND:** (Data via Ofcom)

Ultrafast Broadband is available in the area, with up to 1000mbps download speeds.

**FLOODING:**

(Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

## **LOCATION:**

Teg Down Meads is a popular area of Winchester, comprising housing built in the late 1960s/early 1970s. Just along the road there are local shops, such as a Co-op, Boots chemist, Costa Coffee, but also Waitrose and Aldi, Friarsgate GP surgery, and various takeaways and restaurants, and the railway station (London/Waterloo) is only approx. one mile away.

A nearby footpath in Lanham Lane gives access to countryside walks and is popular way to get to Farley Mount, among other attractions.

The historic town centre with its wide range of shops, boutiques, cafés and eateries and public houses, is within walking distance. Further entertainment and interest can be found in the river walks, the theatre, cinema, many museums and the city's stunning cathedral.



## **EDUCATION:**

**Schooling:** The property falls within catchment for Weeke School, The Henry Beaufort School, and Peter Symonds 6th Form College, each of which are within walking distance.

Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



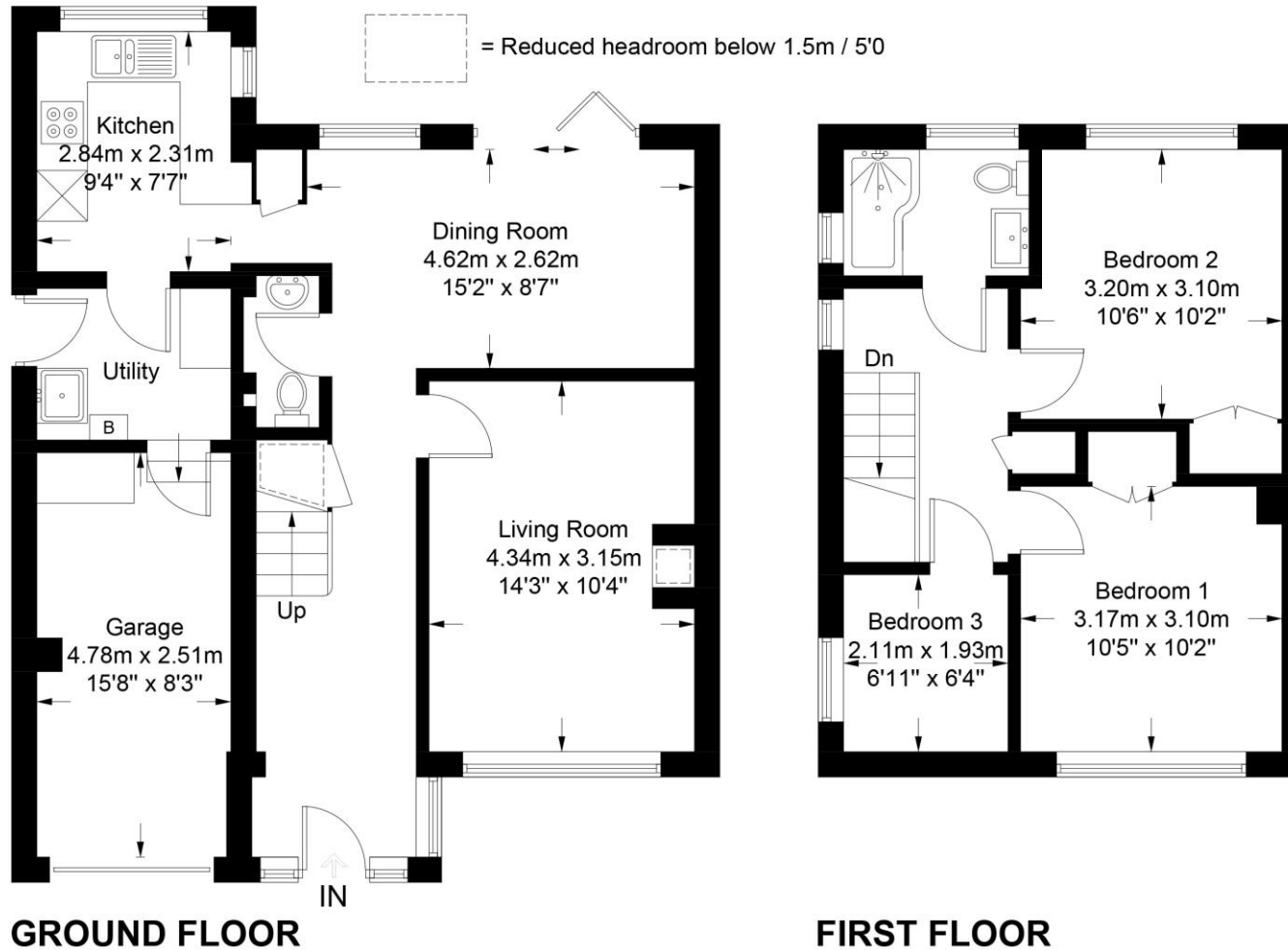
#### **GARDENS:**

Outside, the front garden is laid to lawn, with, off-street parking and the potential to create more, and access to the garage.

The east facing rear garden is tiered with steps rising up to raised lawned terraces from where further steps lead to a large flat grass area at the top.

This area benefits from the evening sun and could be ideal for a home office to be installed, should it be required. This is a bright and sunny garden due to an open southerly aspect providing good afternoon sun.

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft  
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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## MAC NKS

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